

To Let

£12,250 pax

Former Community Pharmacy, Honiton Surgery,
Marlpits Lane, Honiton, Devon EX14 2NY

1,024 Sq Ft
(95.10 Sq M)

Summary

- Opportunity for health-care service providers
- Modern ground floor office outlet located within Honiton Surgery demise
- Approx 1,024 sq ft (95.10 sq m)
- Own access to accommodation
- Dedicated and On-site parking available
- Nearby occupier being Honiton Hospital
- Local bus & rail services nearby

Location:

Honiton, a busy market town found in East Devon's Area of Outstanding Natural Beauty with a rich history of lace-making, pottery and antiques.

A good road network surrounds the town with access via the A30 to Exeter to the south west (circa 17 miles) and also serviced by local rail-line.

Description:

The premises are located within the demise of the Honiton Surgery, at Marlpits Lane, a short distance from the main High Street. The main Hospital is also located nearby.

Car parking is available on site as well as the local bus services stopping outside the Surgery and Honiton's railway station is a short walk away.

The premises most recently traded as a community pharmacy and has its own dedicated entrance. Located on the ground floor, the main floor area is open-plan but also has a separate office, storage area, kitchenette and welfare facilities. An internal roller-shutter door would allow direct access to the Surgery reception area if required.

There is one allocated car park space within the car park demise.

Flexibility can be offered on the configuration subject to the tenants' requirements.

Accommodation:

All areas are approximate and based on client's management records. Interested parties should undertake their own enquiries.

	sq m	sq ft
Total	95.10	1,024

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B (29)

Planning:

Future uses for the outlet would need to be sympathetic and in synergy with the Surgery and would suit ancillary health-care services such as

physiotherapists, counsellors, opticians, audiologists. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £39,000 therefore making the approximate Rates Payable £19,461 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The premises are available by way of a new full repairing and insuring lease.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

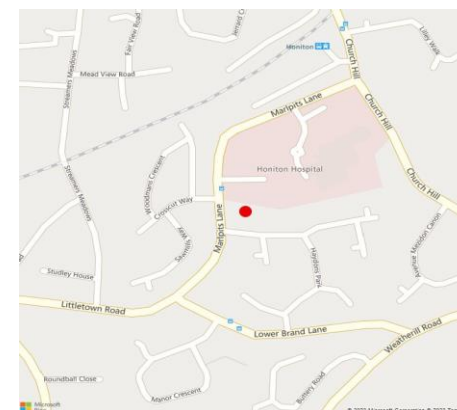
The property has been elected for VAT and therefore VAT will be charged on the rent.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Sue Trott

Tel: 07515 993323

Email: strott@vickeryholman.com

Zach Maiden

Tel: 07770 442592

Email: zmaiden@vickeryholman.com

Exeter Office

Baliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP

